



**NOTICE OF PUBLIC HEARING - REVISED**

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing:

**DATE:** 1/8/2020  
**TIME:** 5:00 PM  
**PLACE:** BOSTON CITY HALL, ROOM 900, 9<sup>TH</sup> FLOOR

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by appointment, during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

**I. EXECUTIVE SESSION**

**Matter of Open Meeting Law Complaint of Samuel D. Perry against the Back Bay Architectural Commission, received November 27, 2019**

**II. DESIGN REVIEW PUBLIC HEARING**

- 20.105 BB**      **117 Newbury Street:**  
Applicant: Lucy Anderson  
Proposed Work: At front façade install flag holder in ground and Union Jack flag.
- ~~**20.646 BB**~~      ~~**10 Newbury Street:**~~ **WITHDRAWN BY APPLICANT**  
~~Applicant: Gary Simon~~  
~~Proposed Work: At front façade replace storefront.~~
- 20.677 BB**      **10-11 Arlington Street:**  
Applicant: Dartagnan Brown  
Proposed Work: At rear elevation remove upper fire escapes; and at roof enlarge previously approved roof deck and construct copper-clad headhouse.
- 20.664 BB**      **217 Commonwealth Avenue:**  
Applicant: Guy Grassi  
Proposed Work: At roof install retractable skylight at eastern courtyard.
- ~~**20.661 BB**~~      ~~**303 Commonwealth Avenue:**~~ **WITHDRAWN BY STAFF**  
~~Applicant: Michael Kettenbach~~  
~~Proposed Work: At roof construct deck and headhouse.~~

**III. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

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| <b>20.676 BB</b> | <b><u>3 Arlington Street:</u></b> At rear elevation enlarge existing window well.  |
| <b>20.658 BB</b> | <b><u>142 Beacon Street:</u></b> At front façade install new fence at garden.  |
| <b>20.644 BB</b> | <b><u>234 Beacon Street:</u></b> At rear elevation replace two lower-level two-over-two wood windows in-kind, and replace one first-story six-over-six wood window in-kind.  |
| <b>20.656 BB</b> | <b><u>263 Beacon Street:</u></b> At rear elevation replace lower-level non-historic aluminum sliding patio door with wood swinging doors, and replace non-historic aluminum one-over-one window with wood one-over-one window. |
| <b>20.642 BB</b> | <b><u>534 Beacon Street:</u></b> Replace 47 windows with historically appropriate wood windows.  |
| <b>20.689 BB</b> | <b><u>122 Commonwealth Avenue:</u></b> At roof redesign and relocate previously approved condensing units.   |
| <b>20.589 BB</b> | <b><u>150 Commonwealth Avenue:</u></b> At rear addition replace black rubber membrane roof, copper flashing and copper gutter in-kind.   |
| <b>20.640 BB</b> | <b><u>178 Commonwealth Avenue:</u></b> At rear elevation replace three lower-level six-over-six non-historic vinyl windows with one-over-one wood windows.   |
| <b>20.641 BB</b> | <b><u>199 Commonwealth Avenue:</u></b> At roof replace black rubber membrane roof in-kind and replace two domed-skylights with low-profile flat skylights.   |
| <b>20.663 BB</b> | <b><u>349 Commonwealth Avenue:</u></b> At front façade replace two lower-level one-over-one non-historic wood windows in-kind.   |
| <b>20.620 BB</b> | <b><u>373 Commonwealth Avenue:</u></b> At roof install antenna on ballast mount.   |
| <b>20.652 BB</b> | <b><u>395 Commonwealth Avenue:</u></b> At roof replace black rubber membrane roof in-kind.   |
| <b>20.625 BB</b> | <b><u>222 Marlborough Street:</u></b> Replace existing storm windows with black Harvey Tru-Channel storm windows.  |
| <b>20.648 BB</b> | <b><u>30 Newbury Street:</u></b> At roof replace black rubber membrane roof in-kind.   |

- 20.685 BB**                    **170 Newbury Street:** At roof replace two levels of black rubber membrane roofs in-kind.
- 20.626 BB**                    **174 Newbury Street:** At front façade remove non-historic window awnings.
- 20.665 BB**                    **211 Newbury Street:** At front façade replace signage and wall sconces.
- 20.632 BB**                    **225 Newbury Street:** At front façade install three awnings at first-story windows.
- 20.675 BB**                    **256, 258, 260 Newbury Street:** Revised work to project approved by BBAC 1-9-2019 including re-building upper stories of rear masonry walls, rear Mansard roof, and roof turrets.

#### **IV. RATIFICATION OF 12/11/2019 PUBLIC HEARING MINUTES**

#### **V. ADVISORY REVIEW**

~~**97 Newbury Street** Renovations to existing building including re-design of façade, rear addition, and rooftop addition. WITHDRAWN BY APPLICANT~~

**149-153 Newbury Street (corner of Newbury Street and Dartmouth Street):**  
Construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.

#### **VI. STAFF UPDATES**

#### **VII. PROJECTED ADJOURNMENT: 6:30PM**

**DATE POSTED: 1/3/2020**

#### **BACK BAY ARCHITECTURAL DISTRICT COMMISSION**

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

*Members:* John Christiansen (*Neighborhood Association of the Back Bay*), Kathleen Connor (*Back Bay Association*), Iphigenia Demetriades (*Greater Boston Real Estate Board*), Jane R. Moss (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Vacant (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)  
*Alternates:* David Eisen (*Boston Society of Architects*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Robert Weintraub (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ *Back Bay Sun*/ Back Bay Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League